



# **CITY OF SUNNYVALE REPORT Administrative Hearing**

**July 12, 2006**

**SUBJECT:**           **2006-0600** – Application for a 8,000 square foot site located at **1220 Pome Avenue** (near E. Fremont Ave) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District.

Motion               Special Development Permit to allow a single story addition of 560 square feet to an existing residence.

## **REPORT IN BRIEF**

**Existing Site Conditions**           Existing one-story residence

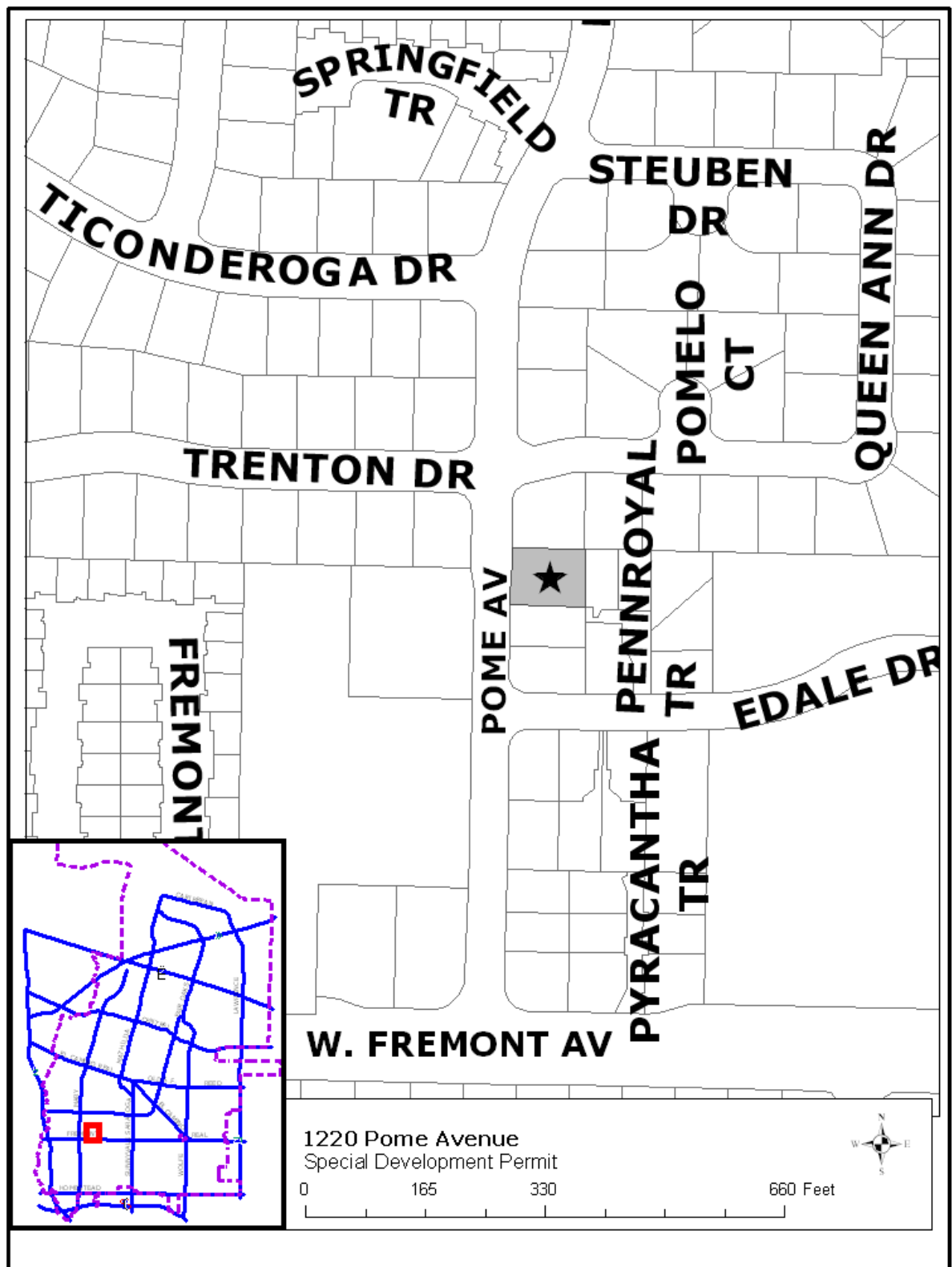
## **Surrounding Land Uses**

North	Single-Family Residential
South	Single-Family Residential
East	Single-Family Residential
West	Single-Family Residential and Church

**Issues**                   Neighborhood Compatibility

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approval



**PROJECT DATA TABLE**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>	<b><u>REQUIRED/ PERMITTED</u></b>
<b>General Plan</b>	Residential Low-Medium Density	Same	N/A
<b>Zoning District</b>	R-2/PD	Same	N/A
<b>Lot Size (s.f.)</b>	8,000	Same	8,000 min.
<b>Lot Width (ft.)</b>	79	Same	76 min.
<b>Gross Floor Area (s.f.)</b>	2,890	3,390	3,600
<b>Lot Coverage (%)</b>	36%	42.4%	45% max.
<b>No. of Buildings On-Site</b>	1	Same	1
<b>Building Height (ft.)</b>	14' 9"	Same	30 feet max.
<b>No. of Stories</b>	1	Same	2 max.
<b>Setbacks (facing prop.)</b>			
• <b>Front (ft.)</b>	20'	Same	20' min.
• <b>Right Side (ft.)</b>	4' 4"	Same	4' min.
• <b>Left Side (ft.)</b>	6'	Same (Total 12')	8' min. (Total 12')
• <b>Rear</b>	18' 5"	Same	10' min.
<b>Parking</b>			
• <b>Total Covered Parking</b>	2	Same	2 min.
• <b>Total Uncovered Parking</b>	2	Same	2 min.

**ANALYSIS****Description of Proposed Project**

The applicant is proposing an addition of 560 square feet to an existing 2,830 square foot single-story residence. The addition is proposed in the rear and front yard areas. The house will total 3,390 square feet when completed. The location of the addition is at front of the home to accommodate a fourth bedroom and to convert an existing patio trellis into a solid patio cover. The proposed home will have five bedrooms, family room, living room, kitchen, and a two-car garage.

**Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1989-0104	400 sf addition and variance from side yard setback	Administrative Hearing/ Approved	6/28/1989
1974-0197	New SFR	Building permits only	2/22/1974

A Special Development Permit is required for any additional square footage to an existing structure in a Planned Development zone.

### **Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include modifications to existing structures.

### **Special Development Permit**

**Site Layout:** The addition conforms to all setback and lot coverage standards for the R-2 Zoning District. The proposed addition will be constructed within the boundaries of the existing setback lines.

**Architecture:** The existing one story contemporary house has a low profile gabled roof with a stucco finish on the exterior walls. The windows, doors, and garage area are all detailed with wood trim. The applicant is proposing to retain a similar architectural styling with the exterior materials.

**Landscaping:** The proposed project includes removal of one tree in the front yard area. The tree is a significant sized Magnolia. The tree must be removed in order to accommodate the proposed addition. There are two Liquid Amber trees closer to the front property lines which are also significant sized trees. These two trees will help to mitigate the loss of the Magnolia and will provide sufficient tree mass as seen from the street perspective.

The following Guidelines from the Single-Family Design Techniques were considered in the analysis of the project architecture:

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<i>2.2 Basic Design Principles Respect the scale, bulk, and character of homes in the adjacent neighborhood.</i>	The addition would occur in the rear and front yards of the existing single-story house. The addition generally respects the existing scale, bulk, and character of the house as seen from the surrounding neighborhood.
<i>3.1 Design Techniques Design homes to respect their immediate neighbors.</i>	
<i>3.1(D) Design Techniques Where significant additions to existing homes are planned, it is generally better to place those additions at the rear of the house or at the side.</i>	The proposed addition is not significant in terms of new square footage versus existing square footage.

**Parking/Circulation:** As required by Sunnyvale Municipal Code, the site provides a two-car garage and two uncovered parking spaces.

**Compliance with Development Standards/Guidelines:** The site currently meets all standard requirements for the R-2 Zoning District.

**Expected Impact on the Surroundings:** Staff finds the proposed addition will not have a significant aesthetic impact to the surrounding development. Visually, the addition will match the existing home in design and construction materials.

### **Fiscal Impact**

No fiscal impacts other than normal fees and taxes are expected.

### **Public Contact**

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>Published in the <i>Sun</i> newspaper</li> <li>Posted on the site</li> <li>11 notices mailed to adjacent property owners and residents of the project site</li> </ul>	<ul style="list-style-type: none"> <li>Posted on the City of Sunnyvale's Website</li> <li>Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>Posted on the City's official notice bulletin board</li> <li>City of Sunnyvale's Website</li> </ul>

## **Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Recommended Conditions of Approval:** Recommended Conditions of Approval are located in Attachment B.

## **Alternatives**

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1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

## **Recommendation**

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Alternative 1.

Prepared by:

Steve Lynch  
Project Planner

Reviewed by:

Diana O'Dell  
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

### **Recommended Findings - Special Development Permit**

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Goals and Policies that relate to this project are:

**Land Use and Transportation Element N1.2** *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project allow the owner to expand the home while maintaining standard development requirements of the Zoning District and combining district. The proposed front and rear extensions to the home will not negatively impact adjacent uses. The addition matches the design and materials of the existing structure. The increase in the overall floor area would not result in a property that is substantially out of character to neighboring homes.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the addition is compatible in scale to the surrounding single-family development.

**Recommended Conditions of Approval - Special Development Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

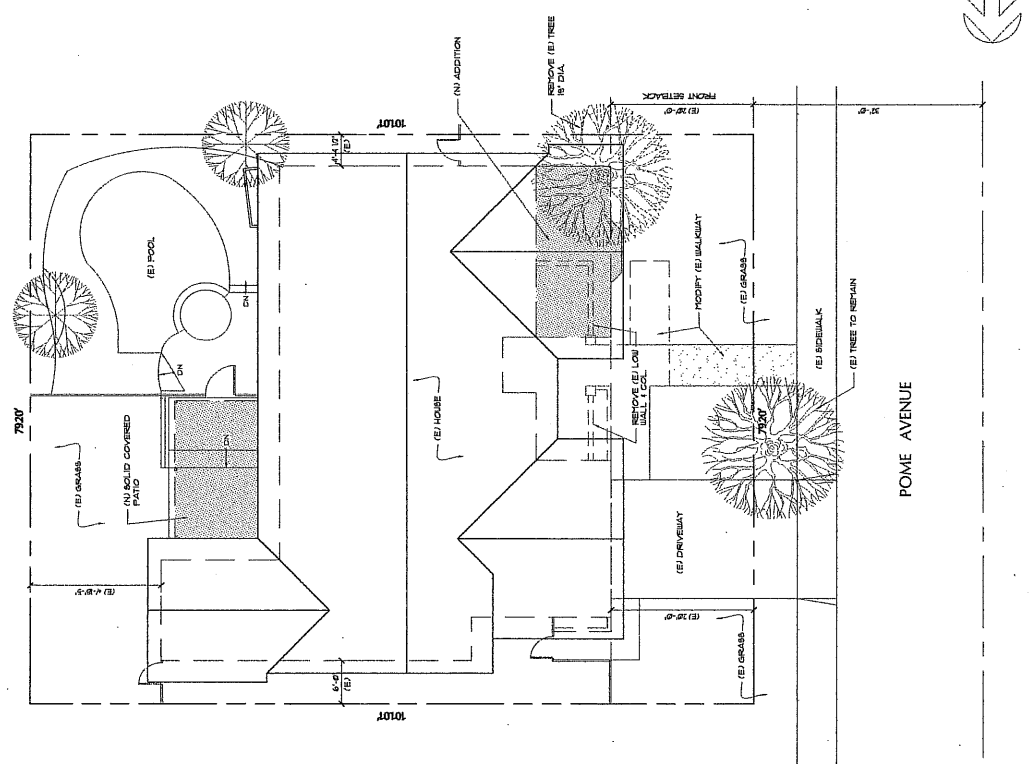
**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- B. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. Roof material shall match the existing home, or as approved by the Director of Community Development.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain Building Permits





REVISIONS	BY

SINGLE STORY HOUSE ADDITION  
 PLANNING (SDP) APPLICATION  
 1220 POME AVENUE  
 SUNNYVALE, CA 94087

EXISTING & PROPOSED  
 FLOOR PLANS

DESIGNED BY	DATE	SCALE	AS NOTED	SHEET	7 OF 3
BLAN	6-7-2006	AS NOTED	200%	A-2	
CHECKED					

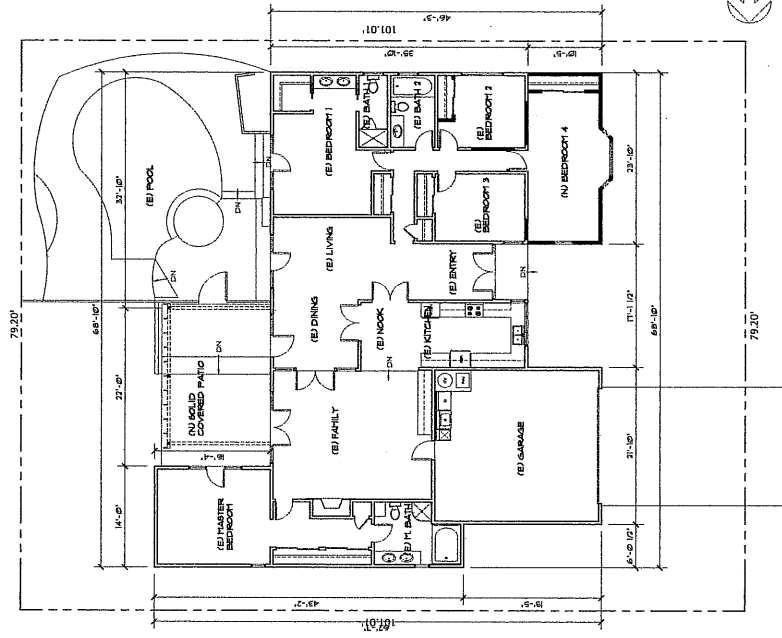
# ATTACHMENT

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**LEGEND**

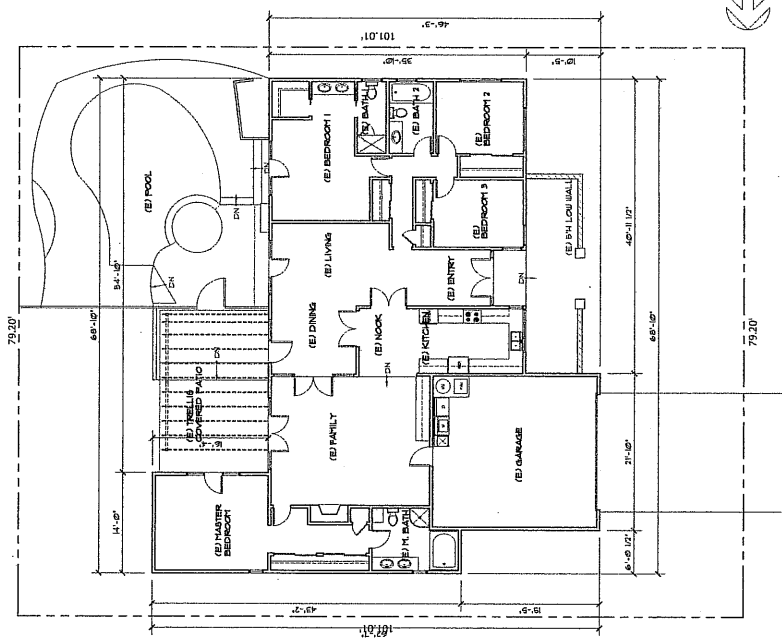
(E) EXISTING  
 (N) NEW

EXISTING WALL TO REMAIN  
 EXISTING LOW WALLS  
 NEW WALLS



PROPOSED FLOOR PLAN

1/8" = 1'-0"



EXISTING FLOOR PLAN

1/8" = 1'-0"

REVISIONS	BY

SINGLE STORY HOUSE ADDITION  
 PLANNING (SDF) APPLICATION  
 1220 POME AVENUE  
 SUNNYVALE, CA 94087

EXISTING & PROPOSED  
 ELEVATIONS

THE DATE OF THE PREPARATION OF THESE PLANS IS AS SHOWN ON THE TITLE SHEET. THE DATE OF THE PREPARATION OF THESE PLANS IS AS SHOWN ON THE TITLE SHEET. THE DATE OF THE PREPARATION OF THESE PLANS IS AS SHOWN ON THE TITLE SHEET.

DATE	6-1-2008
SCALE	1/8" = 1'-0"
PROJECT	2008-001
SHEET	A-3
3 OF 3 SHEETS	

ATTACHMENT  
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